



## **BURR RIDGE ZONING ORDINANCE**

### **SECTION IX.D O-2 OFFICE DISTRICT**

#### **D. O-2 OFFICE AND HOTEL DISTRICT**

The O-2 Office and Hotel District is intended to provide higher density office and hotel uses in locations at or near major intersections of the Village where there are natural features or other transition areas which will offset the impact of the uses included in the District.

##### **1. Permitted Uses:**

- a. Banks and financial institutions without drive-thru facilities
- b. Civic buildings
- c. Museums, libraries or performing art centers (under 500 seats) and other cultural institutions, but excluding motion picture theaters)
- d. Offices, professional and business, including medical and dental clinics
- e. Parks, playgrounds and forest preserves

##### **2. Special Uses:**

- a. Day care centers, if accessory to office use
- b. Dwelling units accessory to an office use
- c. General retail as approved by the Board of Trustees within an office or hotel and if providing goods or services primarily to the tenants of the office building or guests of the hotel
- d. Hotels, which may include restaurants, lounges and other accessory uses
- e. Parking decks or garages, accessory to a principal building or structure, and aesthetically compatible with the principal building or structure, both as to architecture and building materials
- f. Planned unit developments
- g. Private recreational clubs, excluding gun clubs and clubs requiring lighting for outdoor activities
- h. Public and private utility facilities
- i. Services accessory to office or hotel uses including, but not limited to, barber shops, beauty shops, laundries, clothes cleaning and laundry pick-up stations, shoe repair, tailor shops, and other similar stores or shops
- j. Restaurants, but excluding drive-thru facilities
- k. Senior Housing with a combination of independent living units, assisted living units, and skilled care facilities (Amended by Ordinance A-834-4-01)



**3. Lot Size Requirements:**

		<u>Minimum Lot Area</u>		<u>Minimum Lot Width</u>
a.	<u>Permitted Uses</u>			
	(1) All uses	3 acres	250 ft.	2 times lot width
	(2) The maximum lot depth shall not exceed twice the lot's width except as otherwise approved by the Board of Trustees for a specific use.			
b.	<u>Special Uses</u>			
	(1) All uses, except planned unit developments	3 acres	250 ft	2 times lot width
	(2) Planned unit developments	3 acres	250 ft.	2 times lot width
	(3) The minimum lot width shall be 250 feet except as otherwise approved by the Board of Trustees in a planned unit development.			

**4. Yard Requirements:**

Minimum yard requirements are established for all uses in the O-2 District as set forth below, except as otherwise specifically approved for a planned unit development. In addition, for any building or structure which exceeds a height of forty (40) feet, an additional setback shall be required as set forth below.

		<u>Minimum Setback</u>	<u>Additional Setback</u>
a.	Front Yard	40 feet	Plus 2 feet for each 1 foot a building or structure exceeds 40 feet.
b.	Corner Side Yard	40 feet	Plus 2 feet for each 1 foot a building exceeds 40 feet
c.	Front Yard in County Line Road Corridor	100 feet	
	(1) Front yards located in the County Line Road Corridor (including in planned unit developments) shall contain no impervious surfaces except landscape features, access drives and sidewalks.		
	(2) For purposes of this Section, the term "landscape features" shall include only live plantings and any outdoor furniture as approved by the Board of Trustees.		



	<u>Minimum Setback</u>
d. Interior Side Yard	40 feet
e. Interior Side Yard adjacent to lake or pond	10 feet
f. Rear Yard	40 feet
g. Rear Yard Adjacent to lake or pond	10 feet

**5. Building & Parking Deck Height:**

The maximum building height shall be three (3) stories or 40 feet, whichever is lower, except as otherwise approved by the Board of Trustees in a planned unit development. If a parking deck is permitted or required by the Board of Trustees, the height of such parking deck shall not exceed three (3) levels or 20 feet in height, whichever is lower.

- a. Rooftop equipment shall be excluded from the calculation of building height. However, all rooftop equipment shall be completely enclosed, and such enclosure shall be compatible in material and color with the main building.
- b. For purposes of computing the maximum building height, enclosed below grade parking shall be excluded, but enclosed above grade or at grade parking shall be included.
- c. Within a planned unit development, the maximum building height shall not exceed five (5) stories or 65 feet, whichever is lower, for office uses and six (6) stories or 77.5 feet, whichever is lower, for hotel uses.

**6. Floor Area Ratio:**

The maximum floor area ratio shall be 0.25, except as otherwise approved by the Board of Trustees in a planned unit development.

- a. Any area of a building used for enclosed parking shall not be included in the total building area for purposes of floor area ratio calculations, but all other areas as provided in Section XIV.B of this Ordinance shall be included.
- b. Within a planned unit development, the maximum floor area ratio shall not exceed 0.60 for office buildings and 0.70 for hotel buildings.

**7. Building, Surface Parking and Parking Deck Envelopes for Planned Unit Developments**

Except as otherwise approved by the Board of Trustees, a building envelope, surface parking envelope or parking deck envelope shall be maintained along the entire perimeter of each lot in a planned unit development.

- a. No building for occupation or the conducting of business shall be built outside of the building envelope.
- b. No surface parking area or parking deck shall be built outside of the applicable surface parking envelope or parking deck envelope.
- c. The width of the building, surface parking or parking deck envelope (as



measured inward from the perimeter lot lines of each lot in a planned unit development) shall be as approved by the Board of Trustees.

**8. Required Open Space:**

Green space unencumbered by buildings, structures, or impervious surfaces (including parking areas and driveways) shall be provided in an amount not less than 20 percent of the total lot area, except as otherwise approved by the Board of Trustees in a planned unit development.

- a. For purposes of this Section, "green space" shall consist of landscaped areas in accordance with the provisions of Section X.B.9 of this Zoning Ordinance, and such green space must be in addition to all required building setbacks and yards, unless otherwise approved by the Board of Trustees in a planned unit development.
- b. For a planned unit development in which parking decks are permitted or required, the minimum green space shall be increased for any lot which is improved with a parking deck in accordance with the following requirements:

	<u>Minimum Required Green Space</u>
(1) Lots which include two (2) levels of parking	30 percent of total lot area
(2) Lots which include three (3) levels of parking	40 percent of total lot area

**9. Off-Street Parking and Loading Requirements:**

Off-street parking and loading facilities shall be provided as required in Section XI of this Ordinance, except as follows:

- a. For office uses, a minimum of one parking space per 250 square feet of gross area is required unless otherwise approved by the Board of Trustees in a planned unit development.
- b. For hotel uses the following requirements shall apply unless otherwise approved by the Board of Trustees in a planned unit development (either by approving some shared parking or by accepting a different standard if the applicant can justify the use of the different standard to the satisfaction of the Board of Trustees):
  - (1) a minimum of one parking space for each lodging room,
  - (2) plus one-half (1/2) parking space for each two (2) employees,
  - (3) plus one parking space for each 250 square feet of retail sales contained in such hotel,
  - (4) and plus 14 parking spaces per 1,000 square feet of restaurant space contained in such hotel.
- c. Parking in decks for permitted uses may be permitted by the Board of Trustees provided such decks shall not exceed three (3) levels or 20 feet in height, whichever is lower.
- d. Setbacks for surface parking spaces and deck parking structures shall be as approved by the Board of Trustees.